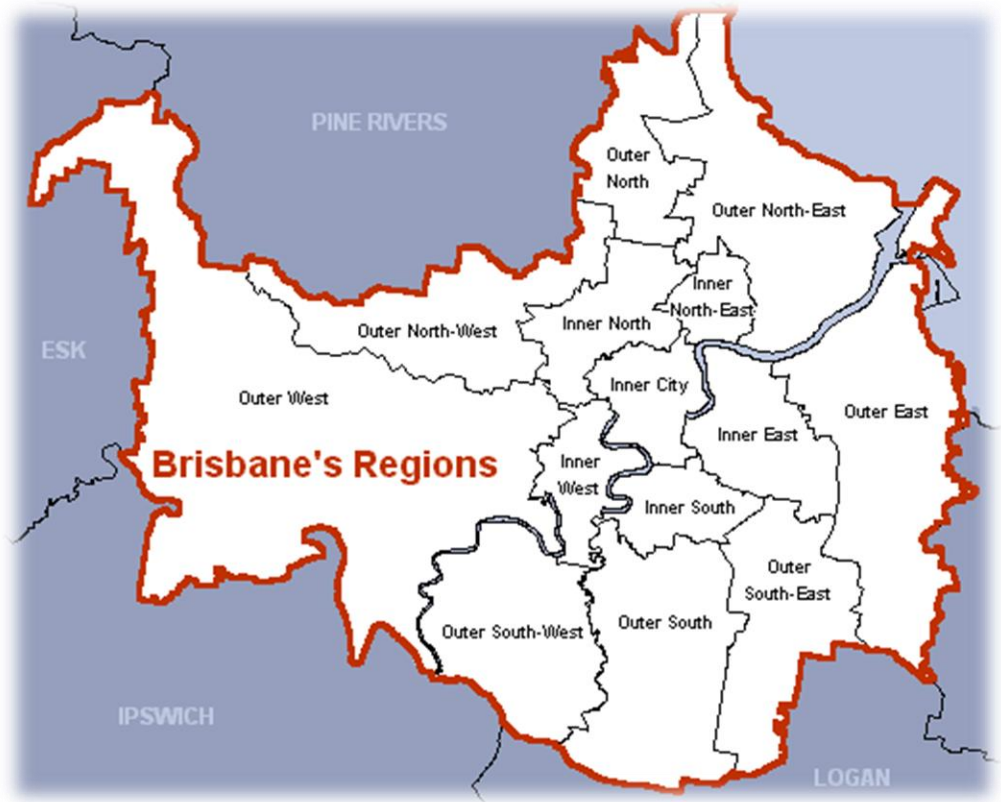


The greater metropolitan region of Brisbane comprises more than 190 suburbs. These suburbs are all under the one council from a local government perspective – the Brisbane City Council.

Brisbane consists of a mixture of modern and older style or the “Queenslander” style of housing. There is an active community of people renovating existing houses and a strong market for reproductions that appeal to those who do not want the worry of maintaining an older home. Modern style of housing is generally found in the outer suburbs on small subdivisions in established suburbs.

For the purpose of this factsheet we have identified pockets of those areas that are generally popular with expat families as well as interstate arrivals. Commute times mentioned are “off peak”.

A Nuss consultant will be able to provide further specific advice as required on the suburbs and the lifestyles offered.



**Inner urban** would be considered a 5 km radius from the city centre and includes suburbs such as New Farm, Paddington, Kangaroo Point, Red Hill, West End, Fortitude Valley and Spring Hill. A cosmopolitan lifestyle goes hand in hand with inner urban living. These suburbs are located in the inner western, inner eastern and inner southern areas. The city centre is very popular for newly arrived professionals as there are restaurants and grocery stores in the centre of town as well as being in close proximity to the original Brisbane Botanical Gardens on Alice Street.

**Eastern** includes Bulimba, Hawthorne, Morningside, Balmoral and Norman Park. These suburbs have a mix of Queenslander style, post war and modern homes and are classified as suburbs in the middle to upper price bracket. Oxford Street at Bulimba has a restaurant and café society. Homes here are a mix from grand riverside mansions to up market apartment blocks by the river. Commuting time is less than 15 minutes. Suburbs further east such as Carindale, Carina and Capalaba have a commute time of 30 minutes.

**Bayside** includes a stretch from Manly, Wellington Point, Cleveland, Thornlands, Victoria Point to Redland Bay. These suburbs stretch along the bay, have good access to cycling tracks and the bay for sailing. Commuting time increases as a suburbs distance from the city centre increases, but varies between 30 minutes to 45 minutes off peak.

**Northern** Suburbs include those close to the city such as Ascot, Hamilton, Clayfield, Windsor and Wilston. These areas are “established” with many homes at the top end of the market including some gorgeous Queenslanders. These areas are a mix of older styles and the new modern look. Further up north are suburbs such as Carseldine, Strathpine, Redcliffe, Sandgate and North Lakes. The commute times off peak for these outer suburbs are in excess of 45minutes and in peak conditions can be substantially more.

**Western** Suburbs properties offer a variety of housing, some located close to the city with older style housing and the newer suburbs that have a more modern look. The suburbs in the inner west are Auchenflower, Bardon, The Gap, Ashgrove, Toowong, St Lucia, Indooroopilly. A little further out are Chapel Hill, Kenmore, Chelmer, Corinda and Sherwood. Suburbs that offer acreage living (large land areas) out west are Brookfield and Pullenvale. All suburbs are surrounded by great shopping centres and restaurants. The state university ( The University of Queensland), is located in St Lucia. Most of these areas are within a 10-30 minute commute off peak.

**Southern** Suburbs in the innercity include West End, Highgate Hill and South Brisbane. Like all the inner city suburbs are a mixture of Queenslanders, townhouses and apartments. A little further out you have Holland Park, Tarragindi, Yeronga, Yerongpilly which have become popular. Mount Gravatt and Mansfield are middle class suburbs further along the South East Freeway and are considered by families seeking slightly faster access to the Gold Coast or the Griffith University Campus.

**AVERAGE RENT (Australian dollars) note these are indication ranges only and may change.**

| Property Description | Inner city Suburbs Incl CBD Price per week | Eastern suburbs Price per week | Western suburbs Price per week | Northern Suburbs Price per week | Southern Suburbs Price per week |
|----------------------|--------------------------------------------|--------------------------------|--------------------------------|---------------------------------|---------------------------------|
| 1 bedroom apartment  | \$450 - \$650+                             | \$450 - \$650+                 | N/A                            | \$400 - \$550+                  | \$400 - \$550+                  |
| 2 bedroom apartment  | \$600 - \$900+                             | \$600 - \$850+                 | \$600 - \$850+                 | \$600 - \$850+                  | \$550 - \$750+                  |
| 3 bedroom apartment  | \$950 - \$1500+                            | \$900 - \$1200+                | \$900 - \$1200+                | \$900 - \$1200+                 | \$900 - \$1200+                 |
| 3 bedroom house      | \$900 - \$1500+                            | \$900 - \$1500+                | \$900 - \$1500                 | \$900 - \$1500+                 | \$900 - \$1400+                 |
| 4 bedroom house      | \$1000 - \$1700+                           | \$1000 - \$1700+               | \$1000 - \$1700+               | \$1100 - \$1900                 | \$1000 - \$1500                 |